

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND TECHNICAL DIVISIONS
Effective Date September 1, 2003

Zoning Permits, Variances, Appeals, Amendments & Special Permits

Zoning Ordinance Text Amendment	\$500
Zoning Permit (including Home Occupation Permit)	\$50
Administrative Permit	\$100
Variance	\$350
Administrative Variance	\$75
Appeal to Board of Zoning Appeals	\$500**
Sign Package Permit	\$500
Sign Permit	\$25 plus \$2 per square foot
Special Permits Categories 1 thru 8	\$400
Special Permits Categories 9 thru 22	\$600
Subdivision Potential Research for RA & RC	\$100
Administrative Renewal of Special Permit	\$125

Special Exceptions

Category 1 & 2	
1) Service Districts	\$750 plus \$25 per acre
2) Villages & Settlements	\$525 plus \$10 per acre
3) RA/RC	\$750 plus \$5 per acre
Category 4, 5, 6, & 7	\$525
Category 9, 10, 11 & 23	\$725
Category 3, 12, 14, 15, 16, 17, 18, 19, 21, 25, 26, 27, 28, 29 & 30	\$825
Category 20	\$825
Category 20 (Residential – 1 lot, Private Individual Sewage System)	\$625
Category 20 (Commercial, Industrial, Residential, Private Sewage System)	\$625 up to 1,000 gpd
Greater than 1,000 gpd	\$625 + \$30 per 1,000 gpd
Category 20 (Telecommunications Facilities)	\$4,500
Category 31	\$1,025
Amendment to Special Exception	50% of required SE fee
Administrative Renewal of Special Exception	\$125

Comprehensive Plan

Comprehensive Plan Amendment	50% of required rezoning fee
Comprehensive Plan Compliance Review (15-2-2232 VA Code)	\$700

Postponement of any Public Hearing by Applicant After Advertisement \$100

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Rezoning

Historical District	No Fee
Rural Agriculture/Rural Conservation	\$500
Rural Residential	\$625 plus \$40 per acre
Residential 1-4 Village	\$625 plus \$150 per acre
Townhouse/Garden Apartment/Mobile Home Park	\$875 plus \$150 per acre
Commercial 1, Village Commercial	\$625 plus \$120 per acre
Commercial 2, 3	\$625 plus \$150 per acre
Industrial	\$1,125 plus \$120 per acre
Planned Village/Planned Community/Overlay District	\$1,525 plus \$150 per acre
Proffer Amendment (Not involving significant modifications to the Concept Development Plan or Proffer Statement)	\$1,500 or 50% of required rezoning fee, whichever is less
Amendment to Approved Rezoning (Substantive changes, e.g. to the Concept Development Plan, Proffered Conditions and Traffic Impact Analysis)	50% of required rezoning fee

Site Plans

Residential	
1) Minor	\$500 plus \$50 per unit
2) Major	\$2,500 plus \$100 per unit
Non-Residential	
1) Minor	\$500 plus \$50 per acre
2) Major	\$2,500 plus \$100 per acre
Telecommunications	
1) Minor	\$1,000
2) Major Site Plan with Special Exception	\$2,500
3) Major Site Plan w/o Special Exception	\$4,500
4) Site Plan Amendment	\$500
Site Plan Amendment (No additional acreage)	\$500
Landscape Plan Waiver	\$150
Site Plan/Dustless Surface Waivers	\$100

Subdivisions

Preliminary Plats	
1) RA & RC Zoning Districts	\$1000 plus \$60 per lot
2) RR-2, Residential, or Residential Units of Planned Development Districts	
1-5 lots	\$1475 plus \$70 per lot
6-24 lots	\$1,575 plus \$90 per lot
Over 25 lots	\$1,675 plus \$110 per lot
3) C, I, or Non-Residential Planned Districts	\$1,350 plus \$60 per lot
Review of Preliminary Soils Report	
Base Fee	\$600 per review
Plus Greater than 30 acres	\$600 + \$20 per acre
Preliminary Plat Extension	1 st \$100 – 2 nd 50% of base fee

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Subdivisions (Continued)

Construction Plan Review	
1) RA & RC Districts	\$925 plus \$120 per lot
2) RR-2, Residential, or Residential Units of Planned Development Districts	\$925 plus \$250 per lot
3) C, I, or Non-Residential Planned Districts	\$925 plus \$120 per lot
Landscape Plan Waiver	\$150
Final Plats	
1) RA & RC Districts	
1-5 lots	\$425
6-24 lots	\$525
Over 25 lots	\$625
2) RR-2, Residential, or Residential Units of Planned Development Districts	
1-5 lots	\$675
6-24 lots	\$775
Over 25 lots	\$875
3) C, I, or Non-Residential Planned Districts	\$750
Final Plat Extension	50% of Base Fee
Administrative Subdivisions	\$300 plus \$50 per lot
Boundary Adjustment	\$200
Family Transfer	\$250 plus \$50 per lot
Large Lot (Divisions greater than 50 acres)	\$350 plus \$100 per lot
Appeal of the Subdivision Approval/Denial	\$500
Subdivision Plat Amendment, Easement Plat	\$100
Deed/Plat of Vacation/Rededication	
1-5 lots	\$100
6-24 lots	\$150
Over 25 lots	\$200
Resubdivision	See Preliminary & Final Plat Fees & Final Construction Plan Fees
Waiver of Subdivision or Zoning Ordinance Regulation (BOS & PC)	\$300
Waiver of Subdivision or Zoning Ordinance Regulation (Administrative)	\$200
Subdivision Ordinance Text Amendment	\$500

Agricultural & Forestal District

Agricultural & Forestal District Application	\$100
Agricultural & Forestal District Withdrawal	\$100

Streets

Street Sign Application	\$25 plus cost of sign
Street Name Change (Cost of sign will be reimbursed if not approved)	\$25 plus postage, advertising and sign cost
Street Resolutions/VDOT Acceptance into State System	\$250 each street

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Technical Review Fees & Permits

Private Pond Review	\$200
Floodplain Determination Letter	\$25
Floodplain Study	
Base Fee	\$500
Plus per square mile of drainage area	\$200
Plus per proposed bridge/culvert/crossing	\$300
Plus per floodplain encroachment	\$500
Private Streets (Subdivision Plans)	
Base Fee (Up to 500 Feet)	\$250
Plus additional length greater than 500 feet	\$0.10 per additional foot
Private Street (Site Plans)	
Base Fee (Up to 500 feet)	\$250
Plus additional length greater than 500 feet	\$0.25 per additional foot
BMP Review	
One Facility	\$150
Each additional facility	\$50
Storm Water Management Review	
No Facility	\$50
Base Fee each facility (Up to 40 acres of drainage area)	\$300
40-99 acres of drainage area, Base Fee Plus	\$100 per facility
100-199 acres of drainage area, Base Fee Plus	\$200 per facility
200+ acres of drainage area, Base Fee Plus	\$250 per facility
Land Disturbing Permit	
Single-Family Dwelling Erosion & Sediment Control Fee	\$50
All Others (\$10,000 maximum)	\$50 plus 10% of E&S Bond
Erosion & Sediment Control Re-Inspection	1 st None – Subsequent \$250
Supplemental Land Disturbing Requests (Separately Built Single-Family Exempt)	
Base Fee Plus per disturbed acre	\$750 + \$50 per disturbed acre
Infrastructure Improvements	
Base Fee Plus per disturbed acre	\$500 + \$50 per disturbed acre
Wetland Mitigation Banking Plans	
Base Fee	\$500
Plus per disturbed acre	\$50
Plus per square mile of drainage area	\$500
Type 1 Soil Map & Report	
Base Fee	\$600
Plus Greater than 30 acres	\$600 + \$20 per acre
Bonds	
Initial Bond Estimate Review	
Bonds up to \$250,000	\$300
Bonds greater than \$250,000	\$600
Reduction, Release, or Extension	\$300 per request

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